



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY – AUGUST 24, 2015 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources**

Approval of the July 27, 2015 minutes. Approval of the current Agenda.

PRELIMINARY REVIEWS	Jurisdiction:	Project:	Pg.
A. 6322 SOUTH GRAND	PRESERVATION REVIEW DIST	Demolition, rehabilitation, and construct addition	1
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C. 1909 LAFAYETTE AVE	LAFAYETTE SQUARE HD	Construct single family house.	21
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D. 1911 UTAH STREET	BENTON PARK HD.....	Construct single family house.	31
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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: August 24, 2015
ADDRESSES: 6322 S. Grand Boulevard
ITEM: Demolition of the Southern Funeral Home and construction of a new building in conjunction with the rehabilitation of the Parkview at 6336-40 S. Grand.
JURISDICTION: Preservation Review District; — Ward 11
STAFF: Betsy Bradley, Cultural Resources Office



PROJECT AREA ON S. GRAND AVENUE

OWNER/APPLICANT:
Kroner Investments LLC

RECOMMENDATION:
That the Preservation Board grant Preliminary Approval for the project if the unusual circumstances and subsequent new construction meet the standards for the demolition of the Southern Funeral Home, a High-Merit property.



THE PROPERTY:

In 2009 the Carondelet Housing Corporation began to develop a strategic plan for its service area. As part of this project, ND Consulting Group prepared a Development Report for the Grand and Holly Hills Corner, an area identified as one with underutilized and vacant buildings, the upgrading of which would create a better entrance to Carondelet Park and the Carondelet neighborhood. The discussion of the Southern Funeral Home building noted that the property could be renovated, possibly with the use of Historic Tax Credits, although the configuration of the building restricts the potential reuses of the property. For this reason, the study identified the Southern Funeral Home as a property that should be demolished and redeveloped for a commercial use, such as a stand-alone restaurant. The large property of over one acre, a size difficult to locate in the City, was acknowledged as one that would allow for a larger range of commercial opportunities and that could provide parking for adjacent properties: the Parkside apartment building to the south and the Tabernacle Church at the corner of Holly Hills and Tennessee.

An inquiry to city officials about using HUD funds to demolish the Southern Funeral Home prompted an evaluation of its National Register eligibility and the property was determined to be eligible by the State Historic Preservation Office (SHPO).

While the Carondelet Housing Corporation was considering options for the site, the vacant Southern Funeral Home was proposed for demolition in late 2011 in conjunction with the construction of a Dollar General store. The Preliminary Review of the demolition was withdrawn after being scheduled for the January 2012 Preservation Board meeting. That project did not go forward.

THE PROJECT:

Kroner Investments LLC is proposing to create a residential facility at the corner of S. Grand Boulevard and Holly Hills Avenue for both teens aging out of foster care and senior citizens. The site has locational advantages for such a facility.

The project would rehabilitate the 1927 apartment building at the corner for 28 residential units. Finding that the Southern Funeral Home is not suitable for conversion to residential use, the project proponents wish to demolish the funeral home and construct a 3-story addition at the north side of the apartment building that would provide 21 dwelling units. Off-street parking for the facility would be provided north of the addition, where the funeral home is currently located.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT. Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner

shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans

Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

B. Architectural Quality

Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

The Southern Funeral Home is a High-Merit structure, one that is individually eligible for listing in the National Register.

The present building was constructed in 1929 from the designs of George Kennerly and Oliver Steigemeyer for the Fitzgerald family, which had established the Southern Livery and Undertaking Service on S. Broadway in 1908. The Southern Funeral Home is eligible for listing in the National Register under Criterion C as an excellent example of a purpose-built funeral home of the late 1920s and as a fully developed design in the Spanish Colonial Revival style. The stylish building conveys the presence that such facilities were designed to have: a picturesque, quasi-residential and somewhat commercial appearance. Its round-arched windows, orange-red clay tile roof planes, wrought-iron and terra-cotta ornamental elements and exposed rafters at some rooflines of the stucco building combine in an overall architectural richness. The design of the building also reveals the various types of spaces incorporated into a funeral home. The building has excellent integrity, particularly in design, materials, and workmanship. The Southern Funeral Home is an example of, and representative of, the small number of such buildings erected in St. Louis during the 1920s

and early 1930s when the first group of such facilities was constructed by businesses that had been operating in adapted properties.

C. Condition.

The Office shall make exterior inspections to determine whether a structure is sound. If a structure or portion thereof proposed to be demolished is obviously not sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable structure.

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

In terms of the ordinance definition of soundness, the ability to remain standing for six months, 6322 S. Grand is considered to be sound.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not applicable.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

This southernmost block of S. Grand is on the north side of Carondelet Park. Historically, it has been lined with a combination of commercial and apartment buildings. Some recent changes have included the conversion of a vacated grocery store into two smaller retail spaces. The neighborhood offers no particular deterrent to the reuse of the Southern Funeral Home in terms of the presence of vacant, vandalized, or general disrepair in the vicinity, although the 2009 Development Report expresses a consensus that this area needs some upgrading. The adjacent property, the Parkside apartment building at 6336 S. Grand, has been a problem property for neighbors and City officials during the last several years. It has vacant storefronts. It was condemned for occupancy in 2011 and has had numerous violations noted in city inspections since that time.

2. Reuse Potential: The potential of the structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or

blocks undergoing upgrading renovation will generally not be approved for demolition.

Opportunities and challenges frame the rehabilitation of the Southern Funeral Home building. Key points include the fact that historic tax credits could be used, there are two apartments in the building and the rear addition could likely be removed and provide more space for parking. Back-of-the-house areas were located in the basement, where they could be reconfigured and not affect the historic integrity of the property; there are likely to be some contamination issues to be resolved. It must be noted, also, that the property has been on the market for several years and no successful re-use plan has been realized.

The Kriegshauser South Mortuary on Kingshighway near the Chippewa intersection, built in 1948, is an example of a successful reuse of this building type. The Jubilee Church now owns and occupies the property. Elsewhere, funeral homes have been repurposed, and examples of restaurants, bookstores and apartments can be found.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

No information has been provided on the cost of rehabilitation, as the project proposed the demolition of the building and the erection of a purpose-built apartment building.

E. Urban Design.

The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The Southern Funeral Home introduces variety in materials and building type in this vicinity of S. Grand. The white stucco and orange tile roofs of its exterior mark it as a distinctive departure from the more usual type of brick buildings on S. Grand. The building, the most architecturally distinctive one near the S. Grand and Holly Hills intersection, is a visual landmark.

The larger parcels of the southern portion of this block face are comparable to those on the west side of S. Grand facing them. The Southern Funeral Home is

sited just slightly set back from the sidewalk, as is also characteristic of the apartment buildings on the two blockfronts, except for the Parkside. It has a strong presence in the continuity and rhythm of the east block face.

The loss of the Southern Funeral Home would have a noticeable impact on the present integrity, rhythm, balance, and density of the block face of the 6300 block of S. Grand.

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not applicable.

F. Proposed Subsequent Construction.

Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

The demolition of the Southern Funeral Home is proposed in conjunction with a redevelopment project that includes the rehabilitation of the adjacent Parkside apartment building and the construction of an addition to it on the north side.

1. The applicant has demonstrated site control by ownership or an option contract;

Kroner Investments LLC owns the property.

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

The proposed new construction is designed to be a compatible addition to the Parkside apartment building. The new wing is positioned to enclose a central courtyard at the rear of the Parkside. It will hold the building line on S. Grand and its three stories will be the same height as those of the Parkside. The recessed entrance will expose the front side of the north wall of the Parkside where the storefront and terra-cotta elements appear. The entrance and the bay above will be glazed and have a mullion pattern. The vertical terra-cotta elements of the Parkside will be echoed on the Grand side of the addition and the band of terra-cotta blocks above the storefronts will be carried across the Grand and north sides of the new wing. Its north bay and north wall will have a fenestration pattern similar to that of the Parkside. The addition will be compatible in scale, articulation and rhythm, and

overall character to the Parkside. The off-street parking for the facility on its north side will reposition parking that was onsite for the funeral home.

4. The proposed use complies with current zoning requirements;

The zoning is “F”, Neighborhood Commercial.

5. The proposed new construction would commence within twelve (12) months from the application date.

The applicant proposes to begin the project within this timeframe.

G. Commonly Controlled Property.

If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

The applicant owns the adjacent parcel, 6336-6340 S. Grand, the Parkside Apartment Building, which is included in the redevelopment project.

H. Accessory Structures.

Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office’s consideration of the criteria for demolition led to these preliminary findings:

- The Southern Funeral Home is located in a Preservation Review District.
- The property is part of two parcels proposed for redevelopment but does not have a Redevelopment Plan adopted by City Ordinance.
- The Southern Funeral Home is a High Merit property as it has been determined to be eligible for listing in the National Register of Historic Places by the State Historic Preservation Office staff in 2011.
- The building is considered to be sound per the definition of the ordinance.
- The building has been vacant for approximately five years and has been on the market during that time.
- Some funeral homes have been converted to new uses, others have been harder to reuse.

- The loss of the large funeral home would be a noticeable impact on the present integrity, rhythm, balance, and density of the block face of the 6300 block of S. Grand.
- The property owner wishes to combine the funeral home parcel with that to the south and construct an addition on the north side of the Parkside Apartment building and provide for parking for the enlarged residential facility on the north side of the property.
- The addition has been designed to be of a compatible scale with the historic building and is compatible in architectural design and materials.
- The quality of the new construction, coupled with the rehabilitation of the Parkside Apartment Building, and the continued provision of off-street parking are considered to compensate for the loss of the Southern Funeral Home building.
- The applicant owns the adjacent parcel on which the Parkside Apartment building stands and it is part of the project, thereby having commonly controlled property and proposes to begin the project within two years.
- Ordinance #64689 states that the demolition of sound, High-Merit buildings shall not be approved except in unusual circumstances that shall be expressly noted. The unusual circumstance in this instance is the challenge in converting a funeral home, which has stood vacant for several years, to other uses.

RECOMMENDATION:

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval for the project if the unusual circumstances and subsequent new construction meet the standards for the demolition of the Southern Funeral Home, a High-Merit property.





PROPOSED SITE PLAN



PROPOSED S. GRAND STREETScape



PROPOSED FACILITY, LOOKDIN SOUTHEAST



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

DATE: August 24, 2015
ADDRESSES: Kiener Plaza, bounded by Market, Chestnut and N. 7th Streets and N. Broadway
ITEM: Review of proposed new design
JURISDICTION: Ordinance #64689 review of City Parks and Ordinance #69954 regarding Kiener Plaza — Ward 7
STAFF: Betsy Bradley, Cultural Resources Office



KIENER PLAZA

OWNER/APPLICANT:

Greg Hayes, City of St. Louis

PROJECT PROPONENTS:

CityArchRiver 2015 and Great Rivers Greenway

RECOMMENDATION:

That the Preservation Board note that most of the plan for the two-acre park meets the program fundamentals for the project and consider whether the re-orientation of the oval lawn and revised planting program would strengthen the civic nature of the plaza by making stronger links to the Old Courthouse.



BACKGROUND:

Kiener Plaza has been part of the geography of the CityArchRiver (CAR) supported design project. CAR has been working with Great Rivers Greenway District (Great Rivers) to develop a specific design for Kiener Plaza. These organizations employed Michael Van Valkenburgh Associates to redesign the plaza. City Ordinance #69954 and its associated Cooperative Agreement were adopted to provide for planning and implementing the project. Per the Agreement, the project proponents have solicited public input and held public meetings. The Agreement also calls for the Preservation Board to review the design under the jurisdiction of the Kiener Plaza Agreement, rather than the usual process for reviewing changes in City Parks.

KIENER PLAZA:

Kiener Plaza, a nearly 2-acre City Park, was dedicated in 1962. It is a component of the City's Gateway Mall, a series of several blocks along Market Street in the Downtown and Downtown West Neighborhoods. It was named in honor of Harry J. Kiener, an amateur athlete, known for his participation in the US Track team at the 1904 Olympics held in St. Louis during the 1904 World's Fair. The dominant feature in the plaza now is the May Amphitheater, named to honor Morton D. May, a member of the May Department stores family who donated a notable number of works of art to the St. Louis Art Museum.

The 2009 St. Louis Gateway Mall Master Plan included a set of goals, one of which is "Kiener Plaza Needs Improvements." The Master Plan states concerning Kiener Plaza: "The Old Courthouse and the Gateway Arch serve as the backdrop for the eastern edge of the Plaza." The plan advocates that Kiener Plaza's function continue to be "the principal grand civic gathering area for the residents of St. Louis...." A schematic plan for Kiener Plaza shows it with elements that maintain the strong axis parallel to Market Street and edged with shaded hallways; a lawn occupies the eastern portion of the plaza.

Ordinance #69954 authorized the City to execute a Cooperation Agreement and take related actions to allow for the City of St. Louis, CAR and Great Rivers to work in cooperation in the design, reconstruction and ongoing operation, care and maintenance of Kiener Plaza. Ordinance #69372 removed Kiener Plaza from the Mall design and review process. The overall concept of the Gateway Mall as developed in the 2009 Master Plan nevertheless influenced the design of the project. This project presents as its overall redevelopment goal: to create a vibrant public space that takes advantage of a unique context to provide a fitting environment for important civic events and enrich everyday life.

A group of Program Fundamentals submitted as part of the application to review the project, guided the redesign of the plaza. Most critical for this analysis of the redesign of a City Park, are:

6. Respect the Gateway Mall Plan and the role of Kiener Plaza plays in providing diversity and connectivity relative to other parts of the Gateway Mall.
8. Determine the appropriate form and design for Kiener Plaza to serve as the "front door" to the Jefferson National Expansion Memorial complex.

Ordinarily, the Cultural Resources Office and perhaps the Preservation Board, depending on the nature of the proposed work, reviews all changes made to City Parks. The Ordinance #69954 agreement states that the City's Designated Representative in this matter is the Director of Parks, Recreation and Forestry. The agreement also states that, after CityArchRiver and Great Rivers Greenway have approved of the plans, the City's Board of Public Service and Preservation Board have the opportunity to review and approve the proposed design. The Preservation Board has the opportunity to review and approve the Design Documents and to specify reasons, if it does not approve the documents. Neither the Ordinance nor the Agreement provides any criteria to use in the review process.

The Cultural Resource Office was shown the design in April 2015 at which time the design and the review process were discussed.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689, as revised by Ordinance #64925

SECTION TWO. Purpose.

The intent of this ordinance is to promote the prosperity and general welfare of the public, including particularly the educational and cultural welfare, through:

- A. The protection, enhancement, perpetuation and use of buildings, improvements, parks, sites and natural phenomena as have or may reasonably be expected to have historic or cultural value and significance to the nation, the state or the City;
- B. The stabilization and improvement of the value of property and the equity held by citizens in their property by the enhancement of the beauty, convenience and amenity of neighborhoods, parks, streets, public buildings and monuments, and by the enhancement of civic design;

SECTION FIFTY-TWO. Exterior design review of Structures or fixtures paid for by City or erected upon or extending over public streets, parks, etc.

No construction of any building, arch, gate, fence or other fixture which is to be paid for either wholly or in part by the City from general revenue funds of the City shall be begun unless the exterior design thereof shall have been submitted to the Preservation Board and recommendations made by it, except as herein provided, before the final approval thereof by the officer or other person having authority to contract therefor. The approval of the Preservation Board shall be required in respect to all fixtures or Structures belonging to any person which shall be erected upon or extending over any public street, highway, stream, lake, square, park or other public place within the City, except as provided in this ordinance. In deeds or leases for land made by the City, restrictions may be imposed requiring that the design and location of Structures to be altered or erected thereon shall be first approved by the Preservation Board. Nothing requiring the recommendation or approval of the Preservation Board as provided in this section or Section Fifty-One of this ordinance shall be changed in exterior design or location without its approval; provided, that, in case of dispute, the Board of Public Service shall be the final arbiter and its

decision shall prevail. If the Preservation Board fails to act upon any matter submitted to it under this section within 45 days after such submission, its approval of the matter submitted shall be presumed.

The Cultural Resource Office uses two main concepts when addressing changes proposed in City Parks: appropriateness and compatibility. The term “appropriate” is used in historic preservation to mean that changes proposed maintain character-defining features of a historic property and are compatible with nearby historic resources. The term “compatibility” refers to the ability of something new in a historic environment to exist in harmony with the historic components and not minimize them or detract from them. The importance of considering change in context is embodied in these criteria. These concepts are the basis to assess the proposed new design for the Kiener Plaza. The terms civic and public are consistently used in conjunction with Kiener Plaza in the materials describing the new project. As the Preservation Board’s review addresses design more so than the program for use, these terms will also be important to consider. These terms have evolved from denoting grandeur and formality to mean places where citizens can gather, places that address several uses, and places that are available to all. Nevertheless, a sense of permanence and longevity in these spaces reinforces their civic nature, and suggests that designs for them temper current trends in landscape design with some long-held design principles for civic places.

Kiener Plaza in Context. The public plaza has two dominant contexts. One is its role in the continuation of the Gateway Mall on the north side of Market Street. The plaza comprises a full-width component of the mall, extending from Market to Chestnut. Every image of the plaza and its context, including the existing and proposed designs, includes an east-west axis line parallel to Market Street that, if extended, would bisect the Arch. The axis is shown to bisect the new design of Luther Ely Smith Square, the Old Courthouse just east of the square, and separates the Peabody Building from Peabody Plaza just west of the square. Clearly, in both the designer’s analysis and in that of the preservationist, this axis is a character-defining feature that is important in the relationship between the Old Courthouse and the open spaces flanking it. The other context for the plaza is the group of buildings in the Central Business District of St. Louis that surround the square. The buildings form a fairly consistent group of “streetwalls” that maintain a contrast between the buildings and the plaza. These buildings vary in age; some are officially historic and others are from the more recent Mid-Century period and will soon be considered historic. The approximately 20-year old Peabody Building, or Gateway One property, represents continuing investment in the City’s downtown.

Ordinance 69954 Review of the Proposed Kiener Plaza Design

Ordinance #69954 authorized the City to execute a Cooperation Agreement and take related actions to allow for the City of St. Louis, the Great Rivers Greenway District and the CityArchRiver 2015 Foundation to work in cooperation in the design, reconstruction and ongoing operation, care and maintenance of Kiener Plaza. The Cooperative Agreement provides for processes that support the intent statement that

Kiener Plaza will serve as the primary entryway, orientation and welcoming center for visitors to the St. Louis region and downtown and in particular for the Jefferson National Expansion Memorial, including, but not limited to, the Arch grounds, Museum, the Old

Courthouse and other downtown attractions creating the focal point for a singular visitor experience within downtown St. Louis.

The Cooperation Agreement states:

(d) of the Approval Process

Within thirty (30) business days after his or her receipt of the Design Documents, the City's Designated Representative shall present the Design Documents to the City's Board of Public Service ("BPS") and to the City's Preservation Board (collectively the "Reviewing Parties"). Within fourth-five (45) days after their receipt of the Design Documents, the Reviewing Parties shall notify the Foundation and the District in writing as to whether or not they have approved the Design Documents. If any of the Reviewing Parties have not approved the Design Documents, then their written notifications to the Foundation and the District shall specify the reasons therefor, in which the event the Foundation may, but shall not be obligated to, revise the Design Documents and re-submit the same to the Reviewing Parties and (with respect to the changes only) to the District for review and approval.

From the "Proposed Program for Kiener Plaza Redevelopment"

Program Fundamental 6.

Respect the Gateway Mall Plan and the role of Kiener Plaza plays in providing diversity and connectivity relative to other parts of the Gateway Mall.

Program Fundamental 8.

Determine the appropriate form and design for Kiener Plaza to serve as the "front door" to the Jefferson National Expansion Memorial complex.

The plan for the new plaza design emphasizes three critical views from the plaza: the Old Courthouse, the Wainwright Building, and the General American Life Insurance Company Building. The plan indicates that the views of the Kiener East and West garages flanking 6th Street should be "mitigated," as well as those of the Peabody Plaza (Gateway One) and the St. Louis Hilton Property.

The preservationist's consideration of views to protect would likely be more appreciative of most of the mid-century modern buildings near plaza, and would emphasize even more the iconic view from Kiener Plaza to the Old Courthouse and the Arch in the distance.

Connectivity in the design of the plaza is intended to be both physical and visual. To enhance visual connectivity, selected buildings and views of them are promoted through the use of high branched trees that allow views of character-defining ground stories as well as the upper termini of the buildings. Some of the trees currently edging the plaza are trees of this type and convey the effect of such trees on views of and from the plaza. There is a trade-off between the desirability of shade and seeing the buildings surrounding the plaza. The design should also consider the extent to which less obstructed views of the buildings are revealed as pedestrians approach the edge of the plaza.

This approach is not carried through to the visual connectivity to the Old Courthouse as strongly as it might be. Images of the view include low-branched trees edging the Courthouse Lawn that obscure the staircase leading to the portico and the bases of the columns, leaving the prominent feature framed by the Arch to float above the short trees.

These trees edge the “Courthouse Lawn” named no doubt to emphasize its proximity and relationship to the Old Courthouse. However, the shape and position of the oval Courthouse Lawn does not acknowledge and maintain the strong east-west axis parallel to Market Street. The plan does afford the iconic view of the Runner statue, the Old Courthouse and The Arch in alignment from an area near the center of the plaza. Both the positioning of the oval Courthouse Lawn obliquely to the strong axis of the Gateway Mall, and the proposed plantings, do not provide the strongest visual – and conceptual – connections with the Old Courthouse that are possible.

The physical connection to the Old Courthouse is not particularly strong either. As one walks around the lawn, only oblique views of the Courthouse, partially blocked by the low trees, are available. One cannot take a clearly evident direct route from the center of the plaza to the Old Courthouse. The current position of the lawn seems to be related to the open, accessible nature of the southeast corner of the plaza. The need to afford pedestrian movement especially at the southeast corner of the plaza may be overstated.

The design solution to highlight the plaza’s role as the front door to the Jefferson National Expansion Memorial, specifically the Old Courthouse, is relatively straightforward. Rotating the oval Courthouse Lawn to the axis would make it a transitional element between the formal, civic façade of the Old Courthouse and the more informal, every-day use elements of the plaza design. This rotation and access to the plaza adjacent to the hallway at the southeast corner would conceivably meet desired circulation goals.

Such changes would also foster a stronger visual, civic relationship between Kiener Plaza and the Old Courthouse. Without this link, no signature backdrop will be available for public events, such as rallies; the Old Courthouse is the obvious iconic background for such events. The Old Courthouse and the plaza’s relationship to it provide an important component of the civic nature of the informal, welcoming nature of the redesigned Kiener Plaza.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office’s consideration of the “Proposed Program for Kiener Plaza Redevelopment” and the proposed design for Kiener Plaza led to these preliminary findings:

- Kiener Plaza, a City Park since 1962, is an important component of the larger Gateway Mall in downtown and west downtown St. Louis.
- A Master Plan for the Gateway Mall, adopted in 2009, identified a need for a new design for Kiener Plaza that would make it a destination where the public could gather and be an

everyday amenity for those in downtown. The Master Plan emphasized the relationship between the plaza and the edge of the National Park Service property, specifically the Old Courthouse and states that Kiener Plaza's function is to continue to be "the principal grand civic gathering area for the residents of St. Louis...."

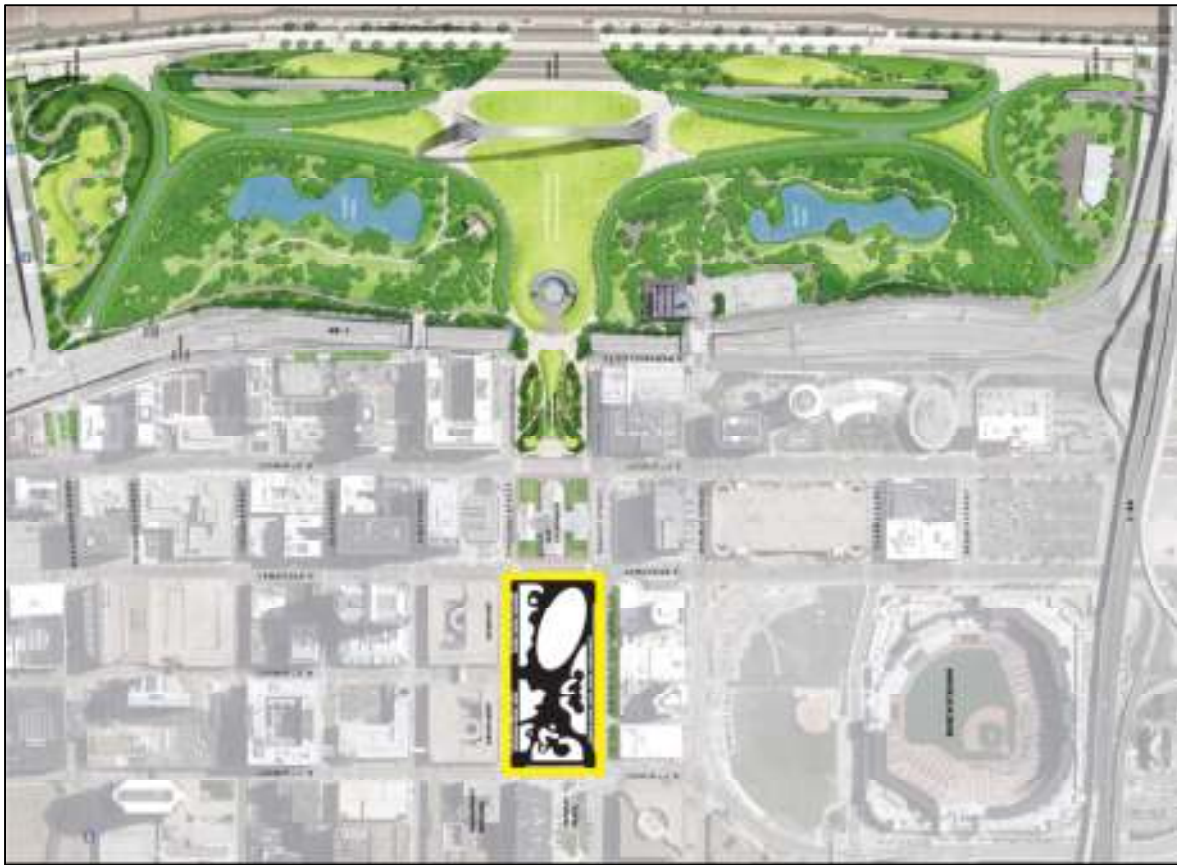
- CityArchRiver 2015 and Great Rivers Greenway organizations employed Michael Van Valkenburgh Associates to redesign the plaza.
- This project presents its summarized redevelopment goal is to create a vibrant public space that takes advantage of a unique context to provide a fitting environment for important civic events and enrich everyday life. The design, as a whole, includes the elements that meet these goals.
- Among a group of Program Fundamentals that guided the redesign of the plaza, the most pertinent for this analysis are:
 - 6. Respect the Gateway Mall Plan and the role of Kiener Plaza plays in providing diversity and connectivity relative to other parts of the Gateway Mall.
 - 8. Determine the appropriate form and design for Kiener Plaza to serve as the "front door" to the Jefferson National Expansion Memorial complex.
- As it does with the review of other projects in City Parks, the Cultural Resources Office considered the goals of the project within the concepts of compatibility and appropriateness within the physical context.
- The plan proposes a prominent "Courthouse Lawn" on the eastern portion of the plaza, opposite the Old Courthouse. The plan places the lawn oriented to the southeast corner of the plaza rather than on the prominent east-west axis the design acknowledges and that is so firmly reinforced by the Old Courthouse.
- The view of the Old Courthouse is not protected with a full, on-axis view due to the proposed low trees at the edges of the Courthouse Lawn.
- The orientation of the lawn on axis would further a somewhat formal, civic component of the design, which in other areas provides decidedly informal components related to everyday use.
- The design for the Courthouse Lawn does not highlight the dominant east-west axis for the Gateway Mall and nor support as much as it could the plaza's role as the "front door" to the Jefferson National Expansion Memorial complex; as planned, Kiener Plaza would exist beside the Memorial complex, it but without having a strong relationship to it.
- The concepts of compatibility and appropriateness would be better served as well by the reorientation of the Courthouse Lawn to the Courthouse. While the lawn does not have to be perceived as highly formal, its reorientation to the strong east-west axis would be appropriate for the formality of the large courthouse and further the sense of connection.
- In general, new designs in existing settings work best if they provide both design elements that relate to the past – in this case, the sense of a civic place through maintaining a

dominant axis – and introduce contemporary design aesthetics and materials. They need to feel both contemporary and respectful of their context.

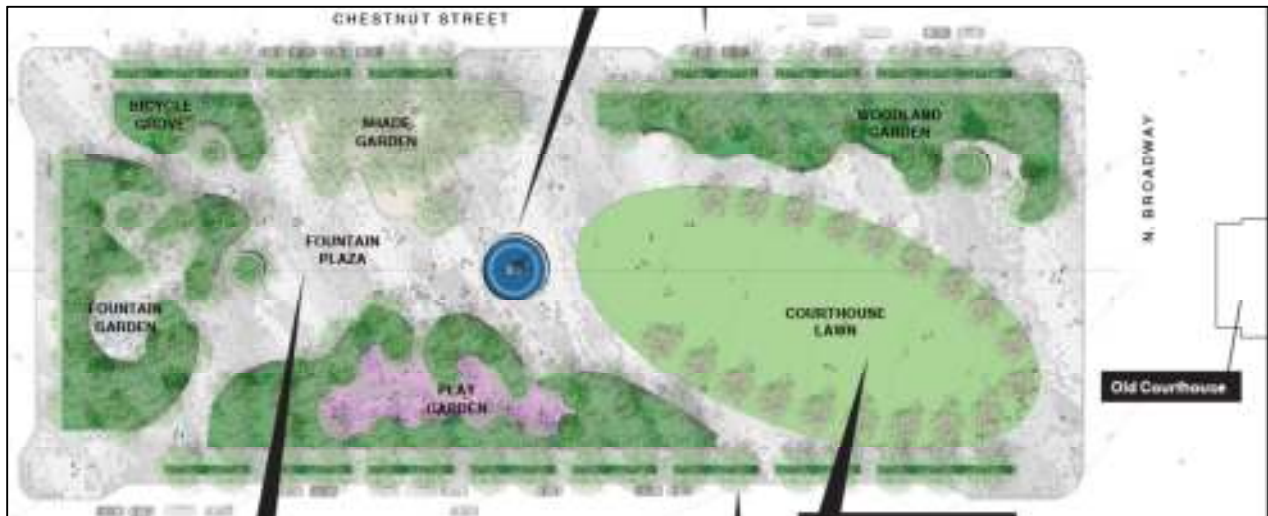
- The re-orientation of the lawn on axis and affording more open views of the Old Courthouse with a revised planting plan would provide some civic feeling and association for the public plaza, as well as provide a transition from the formality of the Old Courthouse to the more informal portions of the plaza.

RECOMMENDATION:

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board note that most of the plan for the two-acre park meets the program fundamentals for the project and consider whether the re-orientation of the oval lawn and revised planting program would strengthen the civic nature of the plaza by making strong links to the Old Courthouse. If it finds that the proposal does not compromise the relationship between the plaza and the Old Courthouse Lawn, and provides a sufficient “front door” for the Old Courthouse and the rest of the Jefferson National Expansion Memorial, then it is recommended that it approve the Design Documents.



SITE PLAN OF KIENER PLAZA AND JNEM GROUNDS



PROPOSED PLAN FOR PLAZA



THE ICONIC EASTERN VIEW FROM THE CENTER OF THE PLAZA



PROPOSED ICONIC EASTERN VIEW FROM THE CENTER OF THE PLAZA



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: August 24, 2015
ADDRESS: 1909 Lafayette Avenue
ITEM: Preliminary Review: New construction, single-family house
JURISDICTION: Lafayette Square Certified Local Historic District — Ward 7
STAFF: Jan Cameron, Cultural Resources Office



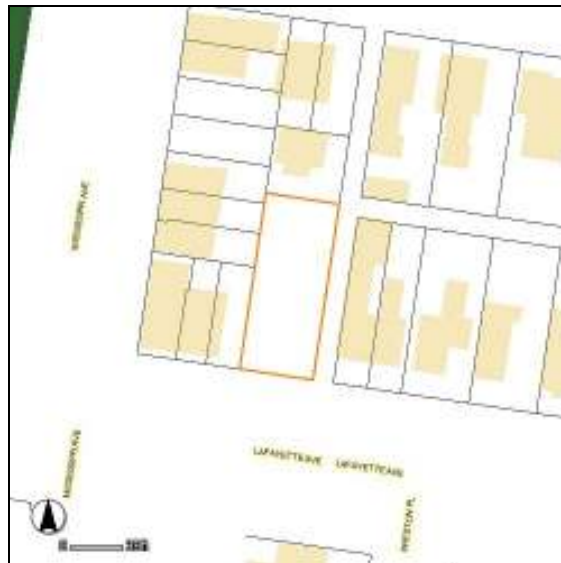
1909 LAFAYETTE

OWNER/APPLICANT:

Diversified Real Estate/John Muller

RECOMMENDATION:

That the Preservation Board grant preliminary approval with the condition that the design be developed as proposed and that the Cultural Resources Office review and approve final plans and materials.



THE PROJECT

The applicant wishes to build a three-story, single-family house on a large vacant parcel at 1909 Lafayette Avenue. To the west of the project site at the corner of Lafayette and Mississippi Avenues is a condominium development constructed in 2009. A north-south alley is adjacent to the east and will expose the side elevation of the proposed house to street view. On the remainder of the block, the historic fabric is intact and consists of 2-1/2 story townhouses with mansard roofs. The applicant would like to use the same model design as the infill house at 1408 Mississippi, a three-story townhouse with flat roof, which received approval from the Preservation Board in 2012.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

ARTICLE 3: NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS

303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL XAMPLE

303.1 Historic Model Example

In order to be consistent with the historic character of the district, each new residential building shall be based on an Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

The applicant is proposing to use the same HME previously for a house he constructed at 1408 Mississippi Avenue. The Cultural Resources Office approved it as an appropriate HME for that site and considers it to be appropriate for this location as well.

303.2 Site Planning

A] Alignment and Setback

- 1) New construction and additions shall have primary façades parallel to such façades of adjacent buildings and have the same setback from the street curb.

Complies.

- 2) In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or with different setbacks, or in the event that there are no adjacent buildings, then the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.

Not applicable. The block's building line and setback are consistent.

- 3) New residential buildings in an area with no existing historic buildings shall have a common alignment based on the historic pattern of that block front or an adjacent block front.

Not applicable.

- 4) The existing grades of a site may not be altered beyond minor grading to affect water runoff.
Complies. The front grade of the property will be maintained.
- 5) The setback requirements are not intended to disallow construction of alley or carriage house type new construction.
Not applicable.
- 6) Ancillary buildings shall be placed to be the least visible from public streets.
Not applicable.
- 7) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb. New and refurbished public sidewalks must be a minimum of 4 feet wide where possible and have a cross slope that provides an accessible route.
Not applicable.
- 8) No new curb cuts for vehicles shall be allowed. Abandoned curb cuts will not be reutilized. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.
Complies. Entry to the proposed garage will be from the alley.

303.3 Massing and Scale

- A] The massing of new construction shall be based on that of the HME selected to be comparable to that of the adjacent buildings or to the common overall building mass within the block front. This massing is typically relatively tall, narrow, and deep.
The massing will be tall, narrow and deep, as appropriate for a single-family house in the Square.
- B] The HME and new building shall have a foundation raised above grade as a means to maintain compatibility in overall height with adjacent historic buildings.
The foundation will be raised to reflect the height of that of the HME.
- C] The HME and new building shall appear to be the same number of stories as other buildings within the block front. Interior floor levels of new construction shall appear to be at levels similar to those of adjacent buildings.
Does not comply. It will be three stories in height, whereas nearly all buildings on the north side of Lafayette are 2-1/2 stories with mansard roofs. A streetscape has not been submitted to allow the staff to assess the building's compatibility with the historic buildings to the east; a comparison with the building to the west (an infill structure) show the first and second story floor-to-ceiling heights generally similar, but the new building will be somewhat taller.
- D] The height of the HME and new construction shall be within two feet above or below that the average height within the block. Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.

The height of the new house will replicate that of the HME. Without a streetscape, it is not possible to ascertain the average heights of the block: while mansards predominate, they are of differing heights and scales.

- E] The floor-to-ceiling height of the first floor of HME and new construction shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.

The proposed design complies with these requirements.

303.4 Proportions and Solid to Void Ratio

- A] The proportions of the HME and new construction shall be comparable to those of the HME and adjacent buildings. The proportional heights and widths of windows and doors must match those of the HME, which should be 1:2 or 1:3, the height being at least twice the width, on the primary façades.
- B] The total area of windows and doors in the primary facade of new construction shall be within 10 percent of that of the HME.
- C] The proportions of smaller elements, including cornices and their constituent components, of the HME will be replicated in the new construction.

Complies with all requirements.

303.5 Exterior Materials and Color

- A] Exposed foundations must be scored or cast to simulate load-bearing masonry mortar joints, or be faced with stone laid in a load-bearing pattern.
The front foundation will be simulated limestone with mortar joints.
- B] As in the HME, there shall be a differentiation in all façades near the level of the first floor that defines the foundation as a base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that façade.
Complies.
- C] The exterior wall materials of HMEs are a combination of stone and brick or all brick. Typically the primary façade material is different from the single material used for the side and rear walls.
All exterior walls of the proposed house will be brick above the concrete foundation.
- D] The materials of the primary façade of new construction shall replicate the stone or brick of the HME.
 - 1) A stone façade shall use the stone of the HME. It shall have smoothly dressed stone cut into blocks with the same proportion as that of the HME, be laid with the same pattern, and have the same dimension of mortar joints. The stone façade shall have the same depth of return on the secondary façades as the HME.
The HME has a brick front; details will be duplicated in the new construction.
 - 2) The use of scored stucco and cementitious materials to replicate the stone of the façade of the HME is permitted. As for stone façades, the return at the secondary façades shall replicate that of the HME.

- (a) Brick shall replicate that of the HME as a pressed face brick with a smooth finish and a dark red color with only minor variations in color. Brick shall have these dimensions, 2 2/3" x 8" x 4", or be based on an HME. No brick façade will display re-used brick of varying colors and shades.
- (b) Brick will be laid as in the HME, generally in a running bond, and its mortar joints will replicate, by type of façade, that of the HME in color, or be dark red or gray.
- (c) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels shall be based on the HME. Window sills on brick primary façades shall be stone or pre-cast replica stone, based on the HME.

Brick will be used on side and rear walls. Window heads and sills will replicate those of the HME.

- E] The HME shall determine the choice of the material used on the secondary and rear façades of a new residential building. Typically, common brick side and rear walls were combined with a face brick or stone street façade. Materials permitted for use on secondary and rear façades, therefore, shall be brick of suitable color, texture, and bond, and be pointed with mortar appropriate in color, texture and joint profile.

All exterior walls will be brick.

- F] Siding of vinyl, aluminum, fiber cement, or wood of any type, style, or color is prohibited on any façade because of the requirement for an HME for new residential construction.

None of these materials are proposed, except for siding on the rear third story, which will not be visible.

- G] The materials identified above may be combined with modern construction techniques in the following ways:
 - 1) The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.
 - 2) Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.

The proposed house will be wood-framed with brick installed as a veneer.

303.6 Windows

- A] Windows in the HME and their sash will be the model for windows in new residential construction. The size and location of window openings in the HME will be replicated on the primary façade.

Windows of the front and south elevations will match those of the HME.

- B] The profiles of the window framing elements – i.e. frames, sills, heads, jambs, and brick molds – will match the dimensions and positions of those in the HME.

- C] Window Sash

- 1) Window sash shall match that of the HME in terms of operation, configuration (number of lights), and dimensions of all elements. The method of a window's operation may be modified on the interior in a way that does not change the exterior appearance and provides for accessibility.

D] Materials

- 1) Wood windows manufactured to match the characteristics of the HME are preferred on the primary façade. Any window sash that must be replaced in non-historic residential buildings constructed under these standards, or previous ones, shall meet these standards.
- 2) Factory-painted, metal clad wood and composite or fiberglass windows are acceptable for the primary façade if they meet the above requirements and are acceptable for secondary and rear façades.
- 3) Vinyl sash is prohibited.
- 4) All glazing will be non-reflective glass.
- 5) Windows may have double-glazed, low-solar-gain, Low-E glazing sash; tinted Low-E glazing is not permitted.

Complies with all requirements, following the HME. The windows will be approved by the CRO as to materials, dimensions and profiles similar to those of the HME, and have the correct brick mold.

- F] Windows in secondary and rear façades that do not face the street should have the proportions and size based on the HME. The operation of the window sash and material is not regulated, other than not being vinyl.

Some variance from a strict replication of side fenestration of the HME has been accepted on some approved infill buildings in Lafayette Square, limited to the rear half of the building. This design proposes on the east façade a set of paired windows at the first story rear. If a privacy fence is erected, they will not be visible.

- G] Bathroom windows in private secondary and rear façades may have frosted glass. Historical examples include glue chip and machine textured glass.

- H] Storm Windows and screens, as on historic buildings, are allowed on the interior of primary public façade windows and on the exterior and interior of other façade windows. Other stipulations in Sections 203.1(D) and 203.2(D) apply here as well.

The windows will comply with material standards.

303.7 Doors

- A] Doors on the primary and secondary street façades must be based on the HME and meet these requirements:

- 1) Be a minimum of 7 feet in height.
- 2) If the front entry door of the HME is set back from the façade, new construction must replicate this condition and replicate any panel reveals of the HME.
- 3) All entry doors on street façades must have a transom, transom bar and transom sash, based on the HME.
- 4) Slight modifications to the entrance design of the HME may be acceptable to provide 32-inch-wide openings, flush thresholds, and the use of swing clear hinges.

Complies with all requirements.

- B] Clear and non-reflective glazing shall be used in street façade doors and transom sash.

Complies.

- C] Accessibility to residential buildings is encouraged and can be obtained through the selection of an HME, entrance design, the placement of actual floor levels, and other design choices.

Not applicable.

303.8 Cornices

- A] The design of a primary façade cornice and all its elements shall be based on the HME. In the event that the measurements of the HME are not readily attainable, the following will be used:
- 1) Crown molding, if used must be a minimum of five and one quarter inches (5 ¼") in height.
 - 2) Dentil molding, if used must be a minimum of four inches (4") in height.
 - 3) Decorative panels or other moldings may be used between brackets or corbels only to replicate the selected HME.
- B] The space between brackets or corbels, and their height and proportions, shall replicate that of the HME.

The cornice of the HME will be replicated in scale and design and profile, including a return on the sides. The drawings that have been submitted do not reflect the actual height of the cornice, which will be lowered to appropriately follow the HME.

303.9 Roofs

- A] The form of the roof must replicate the HME.
- B] Visible roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, solar panels, etc.
- C] Roofing Materials
- 1) Visible roofing material shall be limited to the following:
 - (a) Slate,
 - (b) Synthetic slate where slate is used on the HME,
 - (c) Asphalt or fiberglass shingles, standard three tab design of 23 pounds per square minimum construction,
 - (d) Standing seam, copper or refinished sheet metal roofing only as gutters and ridges; all metal roofs are not allowed,
 - (e) Plate or structural glass on an appendage.
 - 2) Visible roofing material not permitted includes the following:
 - (a) Wood shingles, or composition shingles resembling wood shingles or shakes
 - (b) Roll roofing or roofing felts
 - (c) Metal roofing

(d) Vinyl or other polymeric roofing

D] Gutters and Downspouts

- 1) Gutters on the primary public façade must be incorporated into a cornice design based on an HME to the extent that the gutter is not visible as a separate element. No gutters can be placed across the primary public façade as individual elements. Gutters and downspouts shall be of one of the following materials:
 - (a) Copper; painted or allowed to oxidize.
 - (b) Galvanized metal, painted.
 - (c) Aluminum; finished as a non-reflective factory-finish

Complies with all requirements.

304 NEW GARAGES

305.1 Garages shall be set within 10 feet of the alley line.

Complies.

305.2 Garages shall be directly behind the main structure on the site. If site conditions prohibit this placement, then the new structure shall be positioned as close to this arrangement as possible.

Does not comply. The property backs up to the condominium development on the north where there is a utility easement. The 2-car brick garage is proposed to be located in the northeast corner of the site off the eastern alley.

305.3 Vehicular access shall only be from the alley. As per Section 303.2(A)(8), no new curb cuts are allowed and no abandoned cuts will be re-used in conjunction with a new driveway.

305.4 Garage doors shall be parallel to, and face, the alley.

305.5 Garages shall have a footprint of no more than 576 square feet, equal to a 24 foot by 24 foot two-car garage. Any auxiliary building with a larger footprint shall be considered a carriage house and shall be regulated under Section 306.

Complies with above requirements.

305.6 Garages shall have one of these two roof forms:

- A] A gable roof placed with its ridge parallel to the alley and the ridge peak at twelve (12) feet or less.
- B] A nearly flat roof edged by a shallow parapet.

Complies. The garage will have a flat roof.

305.7 Construction materials:

- A] While there is no HME for a garage, this building type was traditionally built with a single exterior wall material: wood siding or brick. This traditional pattern will guide the selection of garage materials. The material selected shall be used on all four sides. The acceptable materials for new garages are:
 - 1) Brick of a dark red or brown untextured surface, laid with colored mortar;
 - 2) Wood, or cement fiber siding installed to simulate wood siding;
 - 3) Cement fiber panels.

Complies.

- B] A garage that sides on a public street or side yard shall be brick.
Complies. The garage will have four sides of brick.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new residential construction in the Lafayette Square Historic District Standards led to these preliminary findings:

- The proposed site for construction, 1909 Lafayette Avenue, is located in the Lafayette Square Local Historic District.
- The applicants have proposed a Historic Model Example for the new house, based upon an earlier application approved by the Preservation Board for a different site in the Lafayette Square Historic District.
- While the building would not have a mansard roof as do all other buildings on the north side of Lafayette, east of Missouri, there is historically some variety within the fairly consistent building heights and roof forms in Lafayette Square that this project would represent.
- The design appears generally to comply with the historic district standards for scale, proportions, massing and details.
- A 2-car garage is proposed to be constructed in the side yard due to site restrictions, but complies with the standards in having four walls of brick with a flat roof.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction, with the condition that the design be developed as proposed and that design details and exterior materials will be reviewed and approved by the Cultural Resources Office to ensure compliance with the district standards.



INFILL HOUSE AT 1408 MISSISSIPPI



ADJACENT PROPERTY

PROPOSED BUILDING



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

D.

DATE: August 24, 2015
ADDRESS: 1911 Utah Street
ITEM: New Application to construct a single-family house
JURISDICTION: Benton Park Historic District — Ward 9
STAFF: Bob Bettis, Cultural Resources Office



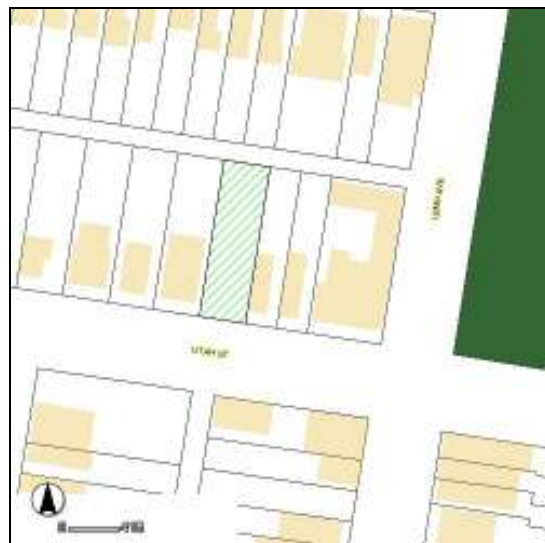
1911 UTAH STREET

OWNER/APPLICANT

The Building Pros, Dan Kammerer

STAFF RECOMMENDATION:

That the Preservation Board approve the application for the single family new construction as proposed with the stipulation that final plans and materials are reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct a single-family house on a vacant lot in the Benton Park Local Historic District

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, the Benton Park Historic District Rehabilitation and New Construction Standards

ARTICLE 1: DEFINITIONS

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

- 1) A building or element(s) of a single building type or style constructed prior to 75 years ago:
 - a) Existing or once existing within:
 - i) The Benton Park Historic District; or,
 - ii) The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 - b) Offered to prove that:
 - i) A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 - ii) A design proposed for constructing a new building which will result in a building compatible with its architectural environment; and
 - c) Of a comparable form, architectural style and use as:
 - i) The building to receive the constructed or reconstructed element; or,
 - ii) The building to be constructed.

Complies. The applicant has submitted Model Example from the Soulard neighborhood that is compliant with the definition of Model Example.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

1. Alignment
 - a. New buildings shall have their Public Facades parallel to the Public Façade of the adjacent buildings....
Complies. The building will front on Utah Street.
2. Setback
 - a. New buildings shall have the same setback as adjacent buildings....
Complies. New buildings will adhere to the building line on Utah.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The mass of the building shares visual characteristics with existing historic building stock along the street.

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window.)

2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

Complies. The building will be two stories in height and floor levels will be the same as the adjacent building.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent buildings. If there are no buildings on the block, then the proportions shall be comparable to those of adjacent blocks.

Complies. Proportions of details on the Public Facades will follow those of the Model Examples.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.

2. The total area of windows and doors in the Public Façade of a new building shall be no less than 25% and no more than 33% of the total area of the façade.

3. The height of a window in a Public Façade shall be between twice and three times the width.

4. The ratio of solid to void may be based on a Model Example.

Complies. The ratio of solid to void of the Public Facade follows that of its Model Example.

301.6 Façade Material and Material Color

1. Finish materials shall be one of the following:

1. For walls:

1. Kiln-fired brick (2-1/3" x 8" x 3-5/8")

2. Stone common to the Benton Park Historic District

3. Scored stucco and sandstone

4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Appears to comply. No material samples have yet been submitted, but the applicant intends to follow the Model Examples on all street-visible elevations.

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;
2. Cast-in-place concrete with a stone veneer; or,
3. Cast-in-place concrete, painted.

Complies.

2. Finished façade materials shall be their natural color or the color of the natural material which they replicate or, if sandstone, painted. Limestone may be painted.

Complies.

3. Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

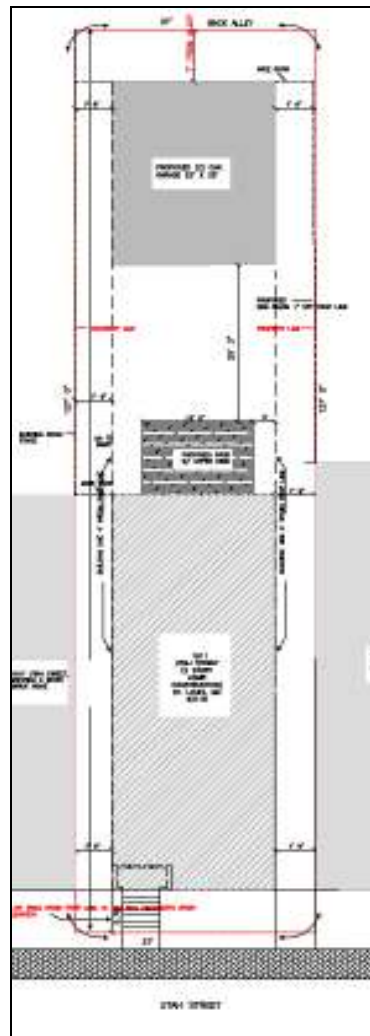
The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for the new construction is located in the Benton Park Local Historic District.
- The proposed design complies with all requirements for new construction in the Benton Park Historic District Standards.
- Final material choices have not been made, but the applicant intends to comply with the requirements of the Historic District Standards.

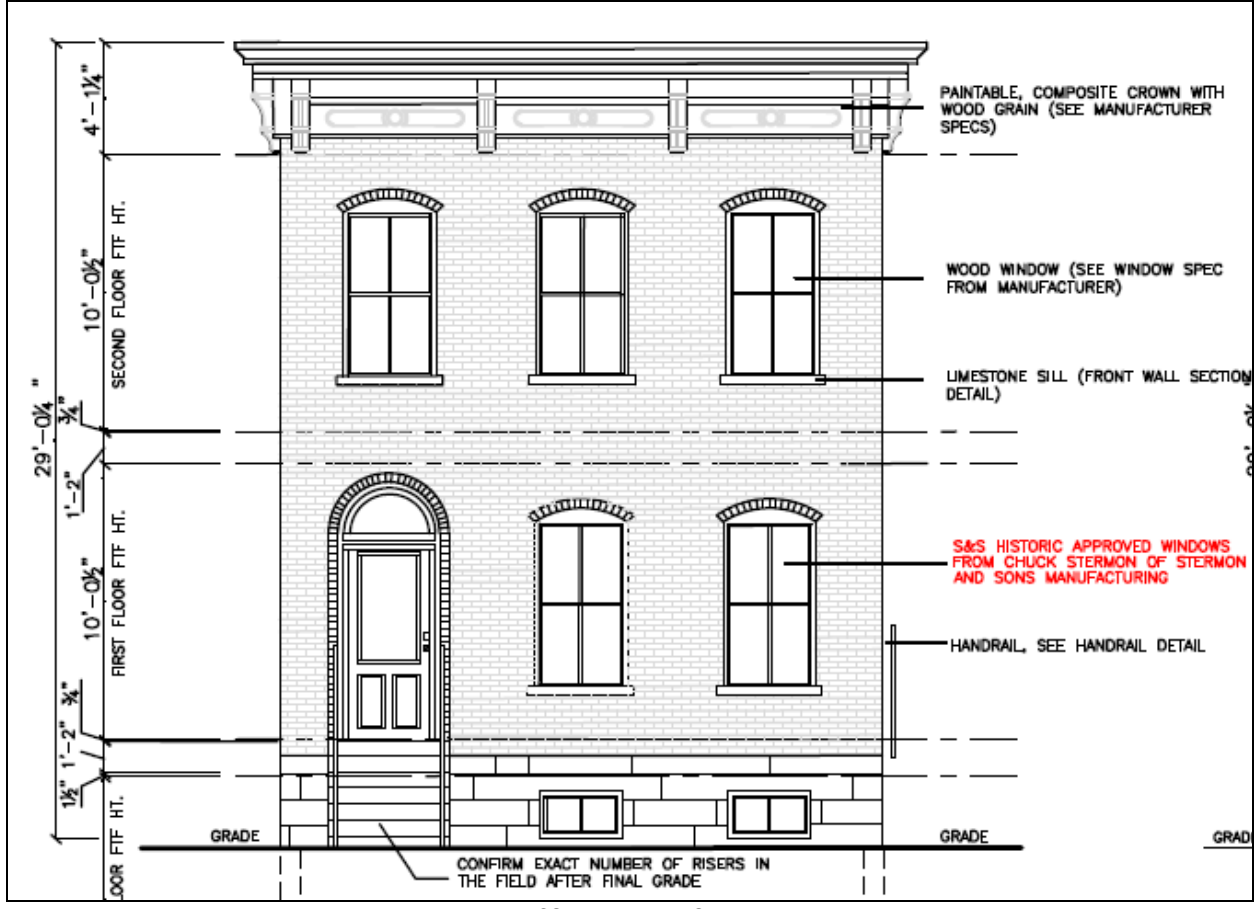
Based on these Preliminary findings, the Cultural Resources Office recommends that the Preservation Board approve the new application, with the stipulation that final plans and materials will be reviewed and approved by the Cultural Resources Office.



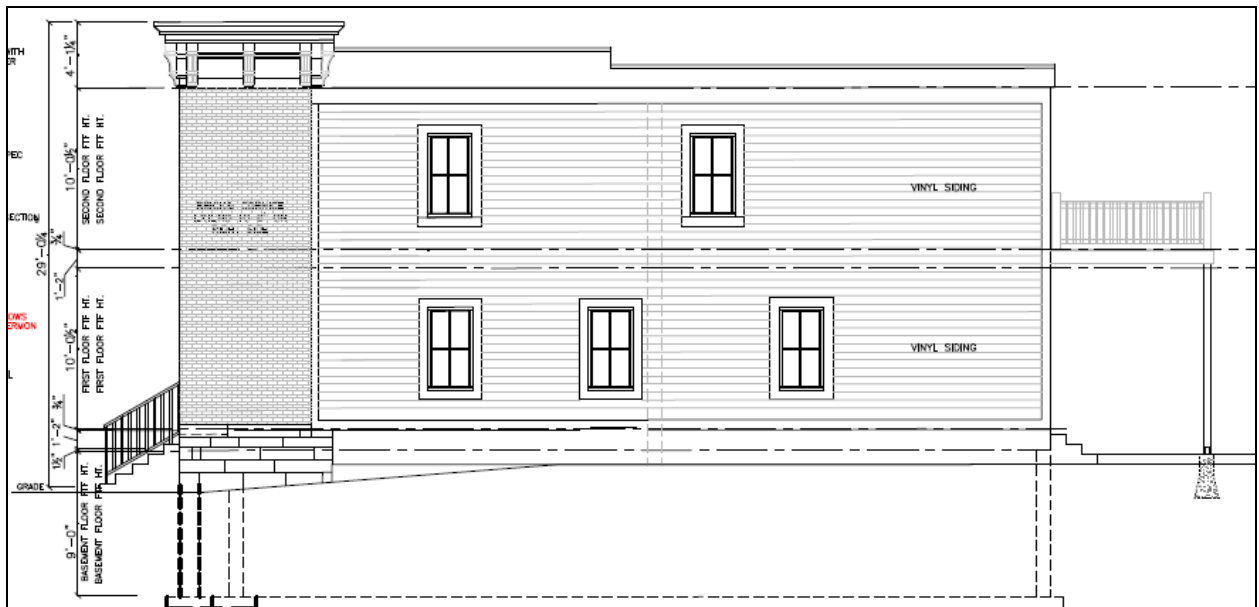
STREETSCAPE



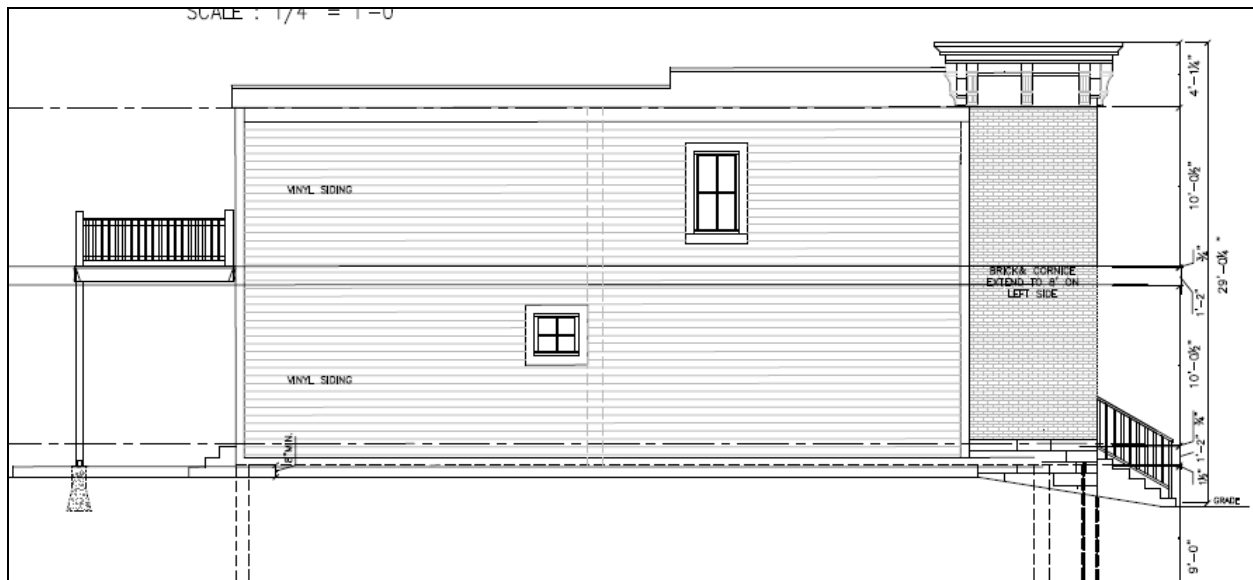
SITE PLAN



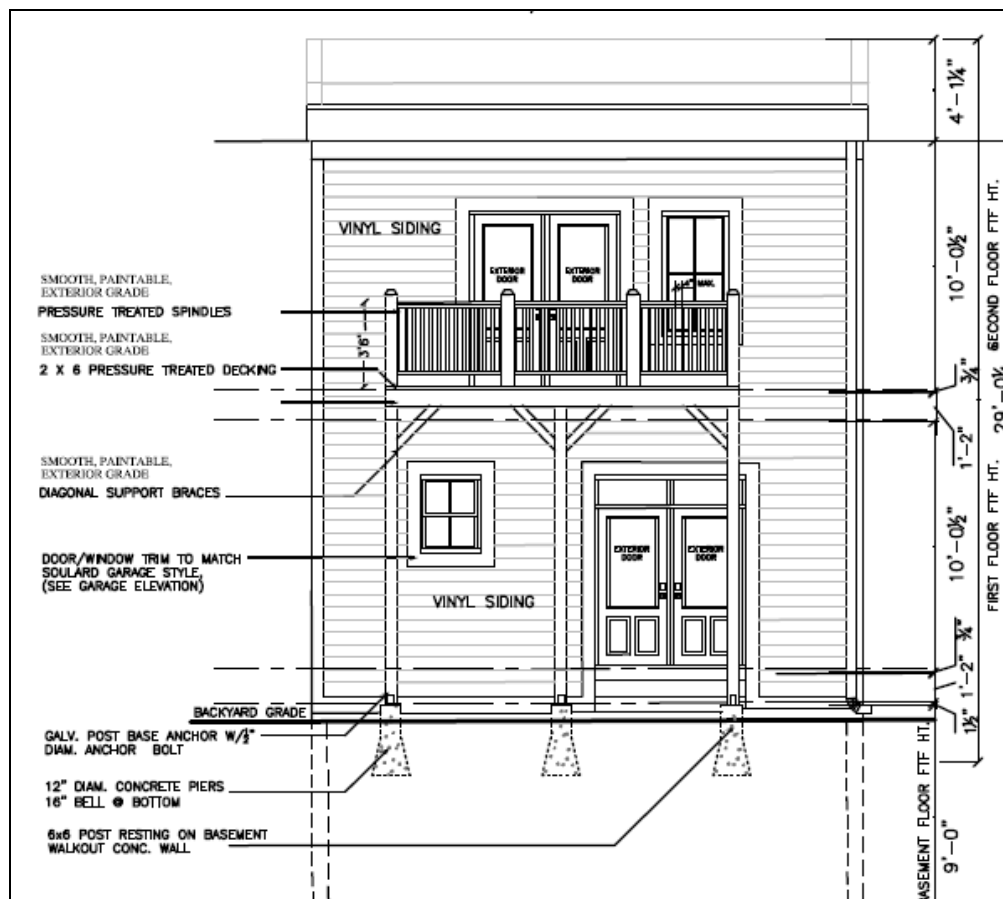
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



MODEL EXAMPLE



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: August 24, 2015
ADDRESS: 2100-02 Sidney Street
ITEM: Appeal of Director's denial to retain deck
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



2100-02 SIDNEY ST.

OWNER:
Louis D. Tippet

APPLICANT:
Dr. Grubbs LLC – Doug Grubbs

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the deck does not comply with the Benton Park Historic District Standards.



THE CURRENT WORK:

The applicant has a building permit application to replace a deck at the rear of the building, which is visible from McNair Avenue. The proposed deck did not meet the Benton Park Historic District standards due to its size, shape and handrail design. When the Cultural Resources Office staff visited the site it was noted that the deck had already been constructed without a permit and the handrail was being installed. A Stop Work Order was issued and the permit application was denied. The applicant has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, the Benton Park Historic District:

ARTICLE 2: EXISTING BUILDINGS

206.3 New Appendages to Semi-Public and Private Facades

1. New porches, stoops and steps at Semi-Public and Private Facades shall be based on a Model Example.
2. Decks are prohibited at Semi-Public Facades except when those occur at the rear of a building.
3. Decks, whether constructed at a Semi-Public Facade at the rear of a building or at a Private Facade, must not:
 1. Obscure any architectural detail of the building such as windows, doors, or ornamental brick work; or
 2. Be visually dominant because of mass, scale, or topology of the land.

Does not comply. Deck is visually dominant when viewed from McNair Avenue.

206.5 Wood Elements on Appendages

1. Reconstructed wood elements shall be of wood, except architectural details such as brackets which may be of the materials listed under replacement materials for wood cornices (Section 201.8(3)(2)(3)). A Model Example shall be used.
2. Reconstructed wood handrails shall be one of the following:
 1. A wood handrail based on a Model Example
 2. The Benton Park type (Georgian) handrail common to St. Louis.
 3. Wood handrails shall receive one of the following finishes:
 1. paint;
 2. an opaque stain; or
 3. Natural Wolmanized wood (acceptable on Private Facade, only).

Does not comply. The handrail proposed for the deck is not based on a Model Example nor is it a "Georgian" or "Soulard-style" handrail.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the Benton Park District standards and the specific criteria architectural details led to these preliminary findings.

- 2100-02 Sidney Street is located in the Benton Park Local Historic District.
- The deck was constructed without a permit.
- The deck is visually dominant when viewed from McNair due to its size and shape.
- The proposed handrails do not comply with the Benton Park standards as they are not based on a Model Example and are not “Soulard-style” or “Georgian” handrails.
- The second story of the deck extends out much further than an historic porch and has an irregular shape.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director’s denial of the application to retain the deck as it does not comply with the Benton Park Local Historic District standards.



BUILDING BEFORE CURRENT CONSTRUCTION



PARTIALLY CONSTRUCTED DECK



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: August 24, 2015
ADDRESS: 2262 Missouri Avenue
ITEM: Appeal of Director's Denial to install five non-compliant windows on the Public Façade
JURISDICTION: McKinley Heights Local Historic District — Ward 7
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



2262 MISSOURI AVENUE

OWNER/APPLICANT

Luke Mathews

RECOMMENDATION:

That the Preservation Board uphold the Director's Denial, as the proposed windows do not fit the original opening correctly and do not comply with the McKinley Heights District Standards.



THE CURRENT WORK:

The applicant is proposing to install five flat-headed windows in openings that were meant for arched windows. The owner purchased the home several years ago. The original windows were already replaced and interior of the house has been trimmed out to incorporate flat windows instead of the original arched sash. The owner states that, although they would like to install correct windows, the interior condition prohibits them from doing so.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, the McKinley Heights Historic District:

203 WINDOWS

Windows are crucial to a building's historic character.

203.1 Windows at Public Facades:

1) Windows in Public Facades shall be one of the following:

- a. The existing window repaired and retained;
- b. Replacement window, duplicating the original, which meets the following requirements;
 - i. Replacement windows or sashes shall be made of wood or finished aluminum,
 - ii. The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.
 - iii. The number, arrangement and proportion of lights shall match the original or be based on a Model Example.
 - iv. The method of opening shall be the same as the original.

Does not comply. The five proposed windows on the Public Façade have flat heads and the opening is meant to accommodate an arched top sash, as clearly shown by its intake original brickmold.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the McKinley Heights District standards and the specific criteria windows on public façades led to these preliminary findings:

- 2262 Missouri is located in the McKinley Heights Local Historic District.
- Non-compliant windows were installed several years ago prior to the introduction of the local historic district. At that time the interior of the home was furred out to accommodate the existing windows.
- The proposed windows have flat heads, do not replicate the appearance of the original upper arched sash, and do not conform to the McKinley Heights Local Historic District standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as the windows do not comply with the McKinley Heights Historic District standards.



EXISTING WINDOW DETAIL



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: August 24, 2015
Address: 3332 North 19th Street
ITEM: Appeal of Director's denial to retain noncompliant exterior façade alterations
JURISDICTION: Hyde Park Local Historic District — Ward 3
STAFF: Bob Bettis, Cultural Resources Office



3332 NORTH 19TH STREET

OWNER/APPLICANT:

Larry Reed

RECOMMENDATION:

That the Preservation Board uphold the Director's denial of the application as the alterations do not comply with the Hyde Park Neighborhood Local Historic District standards.



THE PROJECT:

The applicant is proposing to retain noncompliant alterations to the façade of a one-story commercial building started without a building permit. The design is not in compliance with the Hyde Park Standards.

RELEVANT LEGISLATION:

Excerpt from Hyde Park Historic District Ordinance #57484:

II. COMMERCIAL/INDUSTRIAL (PROPOSED "F", "G", "J" ZONING DISTRICTS)

3. Exterior Materials.

In Hyde Park brick masonry, stone masonry or stucco are dominant with terra cotta and wood used for trim and other architectural features. All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Perma-Stone" is not permitted. A submission of all building material samples including mortar shall be required prior to approval.

Does Not Comply. The owners have installed EFIS over the entire front façade and wrapped it around the sides several feet. The original brick has been covered over. EFIS is not a compatible material with the dominate brick of adjacent buildings.

5. Details.

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated similar details salvaged from other buildings may be substituted. Both new and replacement window and door frames shall be limited to wood or color finished aluminum.

Does Not Comply. The completed work has completely altered the historic appearance of the building. Although previously altered, the general configuration of the storefront was still in place. The false mansard and bracketed cornice have been removed and replaced with a parapet and false pedimented entry. The new EFIS has covered over original glazed brick columns along the front façade.

PRELIMINARY FINDINGS AND CONCLUSIONS:

The Cultural Resource Office's consideration of the criteria for exterior alterations in the Fox Park historic district standards led to these preliminary findings:

- 3332 North 19th St is located in the Hyde Park Local Historic District.
- The work was started without a building permit.
- The exterior is now clad in EFIS and is not compliant with the materials requirements in the Hyde Park standards.

- The owner removed the original brackets and false mansard and covered over glazed brick on the front façade with EFIS.

RECOMMENDATION:

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application alter the exterior of the building as the design and materials do not comply with the Hyde Park Neighborhood Local Historic District standards.



BUILDING BEFORE UNPERMITTED WORK